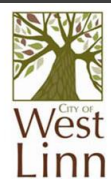




# West Linn Middle Housing: Code Amendments

Project Advisory Committee Meeting  
05/13/2021



# AGENDA

- Project Schedule and Progress Update
- Outreach Summary
- Code Amendments
- Next Steps

# SCHEDULE

|     |   | 2020    |    |    |    |          |   |    |    |    |          |    |    | 2021 |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
|-----|---|---------|----|----|----|----------|---|----|----|----|----------|----|----|------|---------|----|----|----|----|----------|----|----|----|-------|----|----|----|-------|----|----|----|-----|---|----|----|----|------|----|----|----|------|----|----|----|--|--|--|--|
|     |   | October |    |    |    | November |   |    |    |    | December |    |    |      | January |    |    |    |    | February |    |    |    | March |    |    |    | April |    |    |    | May |   |    |    |    | June |    |    |    | July |    |    |    |  |  |  |  |
|     |   | 4       | 11 | 18 | 25 | 1        | 8 | 15 | 22 | 29 | 6        | 13 | 20 | 27   | 3       | 10 | 17 | 24 | 31 | 7        | 14 | 21 | 28 | 7     | 14 | 21 | 28 | 4     | 11 | 18 | 25 | 2   | 9 | 16 | 23 | 30 | 6    | 13 | 20 | 27 | 4    | 11 | 18 | 25 |  |  |  |  |
| 1   | Kickoff Meeting with Project Management Team                      |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 1.1 | Project Management and Team Coordination                          |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 1.2 | Develop and Update Project Schedule                               |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 1.3 | Kickoff Meeting with Project Management Team                      |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 2   | Code Audit  |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 2.1 | Draft and Final Code Audit  |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 2.2 | Community Advisory Committee #1                                   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 2.3 | Planning Commission Work Session                                  |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 3   | Code Concepts   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 3.1 | Draft Code Concepts   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 3.2 | Community Advisory Committee #2                                   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 3.3 | Public Survey   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 3.4 | Planning Commission Work Session                                  |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 3.5 | Final Code Concepts   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 4   | Draft Code Update   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 4.1 | Preliminary Draft Comprehensive Plan and Development Code Updates |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 4.2 | Draft Comprehensive Plan and Development Code Updates             |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 4.3 | Community Advisory Committee #3                                   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 4.4 | Planning Commission Meetings                                      |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 4.5 | City Council Meetings   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 5   | Final Code Update   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 5.1 | Final Comprehensive Plan and Development Code Update              |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 6   | Adoption  |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
| 6.1 | Presentation Materials  |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |
|     |   |         |    |    |    |          |   |    |    |    |          |    |    |      |         |    |    |    |    |          |    |    |    |       |    |    |    |       |    |    |    |     |   |    |    |    |      |    |    |    |      |    |    |    |  |  |  |  |



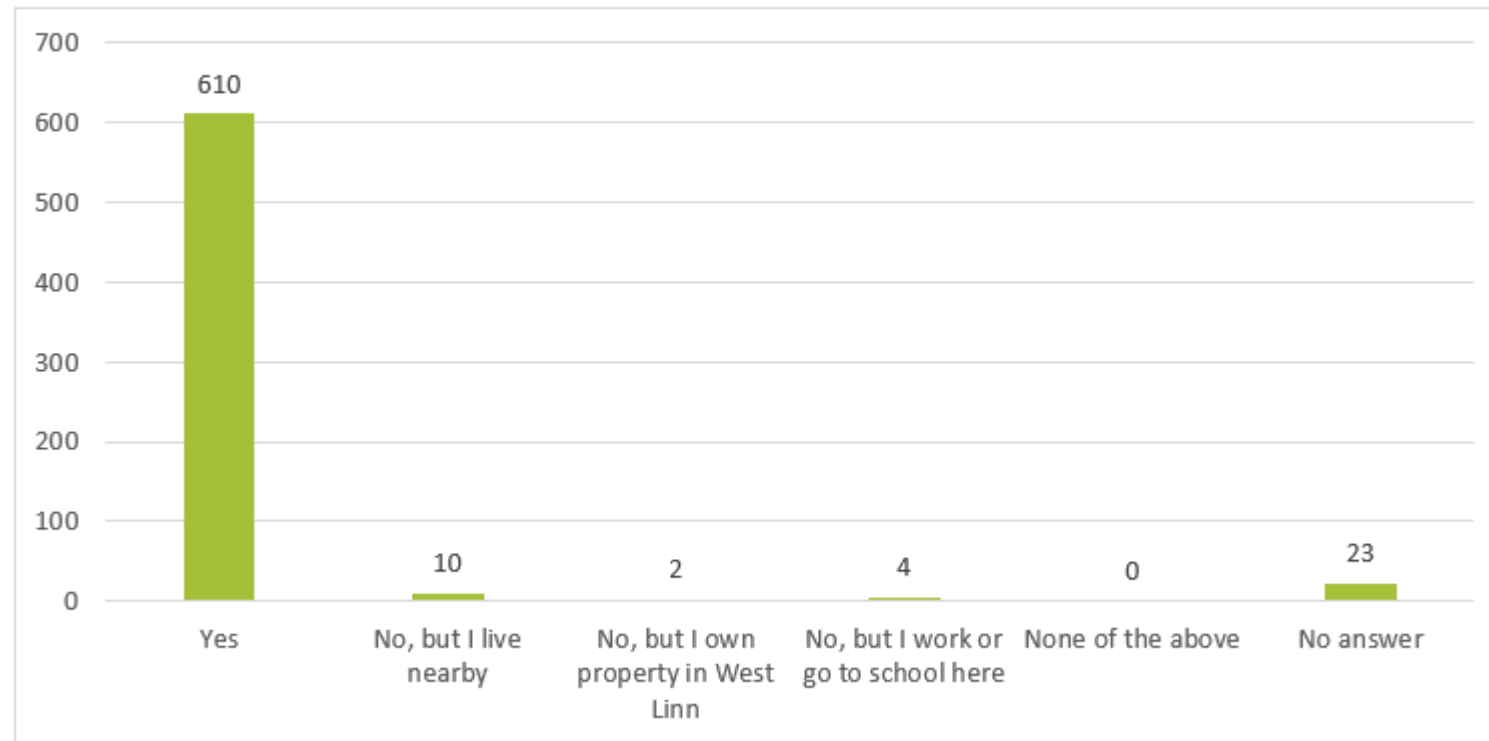


# OUTREACH SUMMARY

---

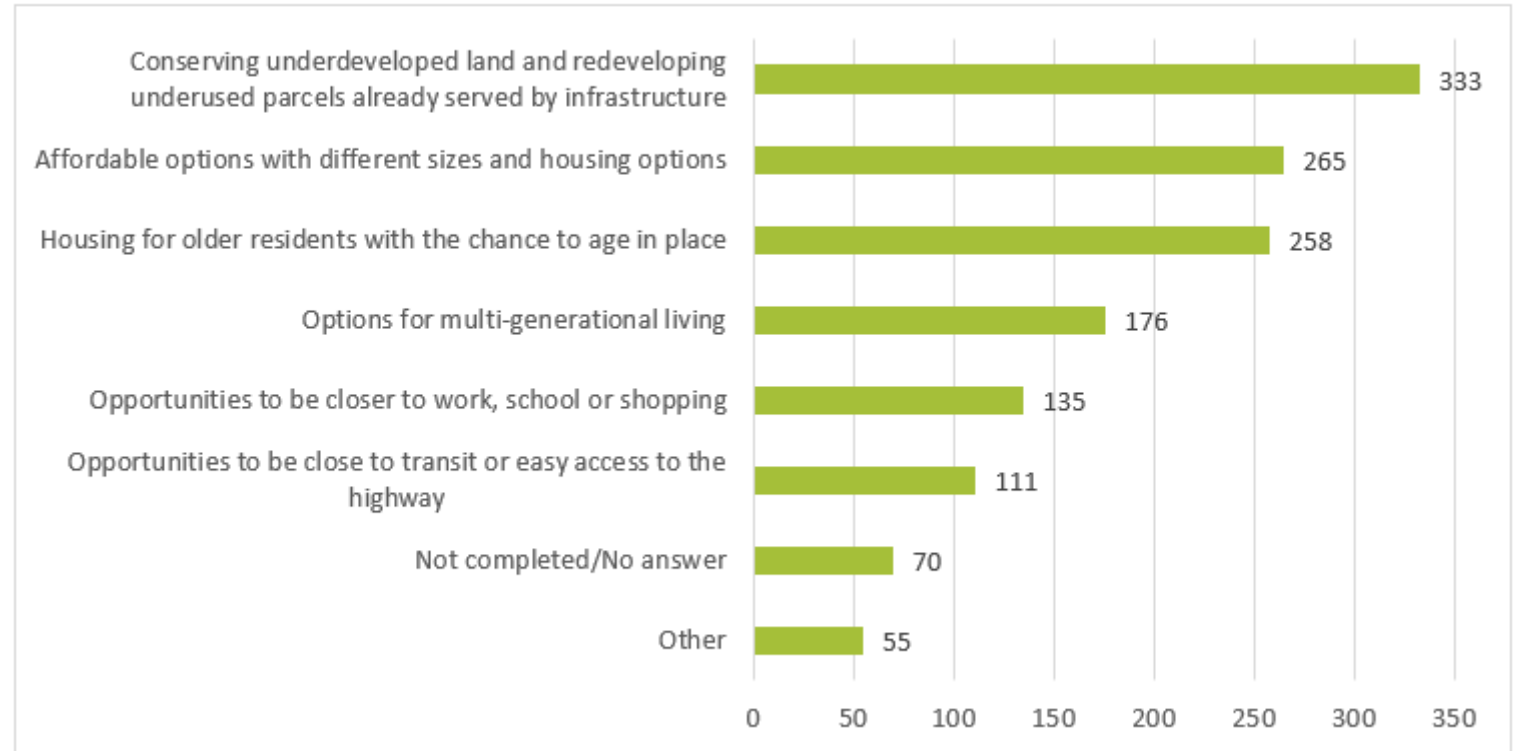
- Survey was open for two weeks: April 1 – April 18
- 669 Respondents
- 48% of respondents were somewhat familiar with the zoning regulations

Do you currently live in West Linn?



# KEY FINDINGS

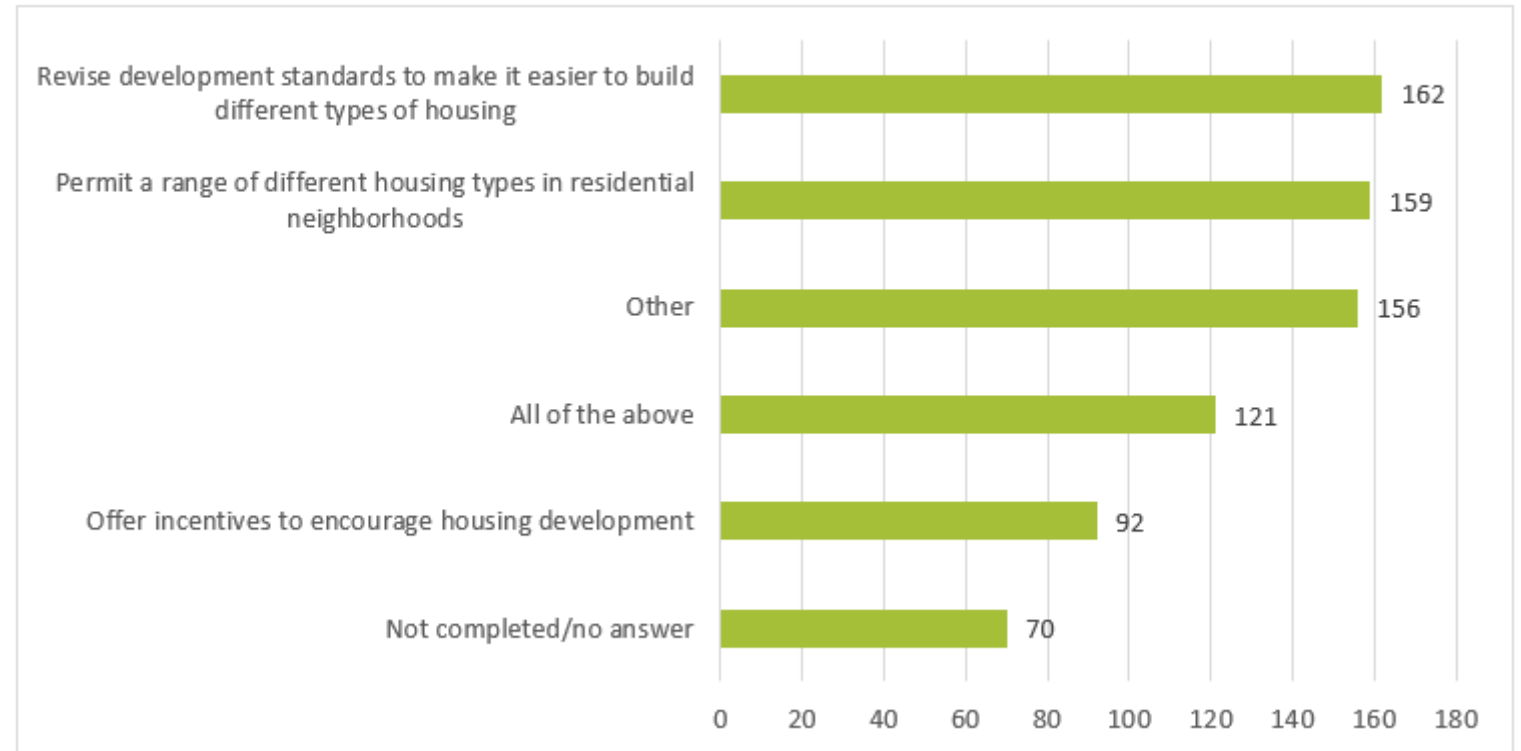
*Which benefits do you feel are most important in housing availability? Choose your top 3.*



- Respondents felt that conserving undeveloped land and redeveloping underused parcels served by existing infrastructure were most important to housing availability

# KEY FINDINGS

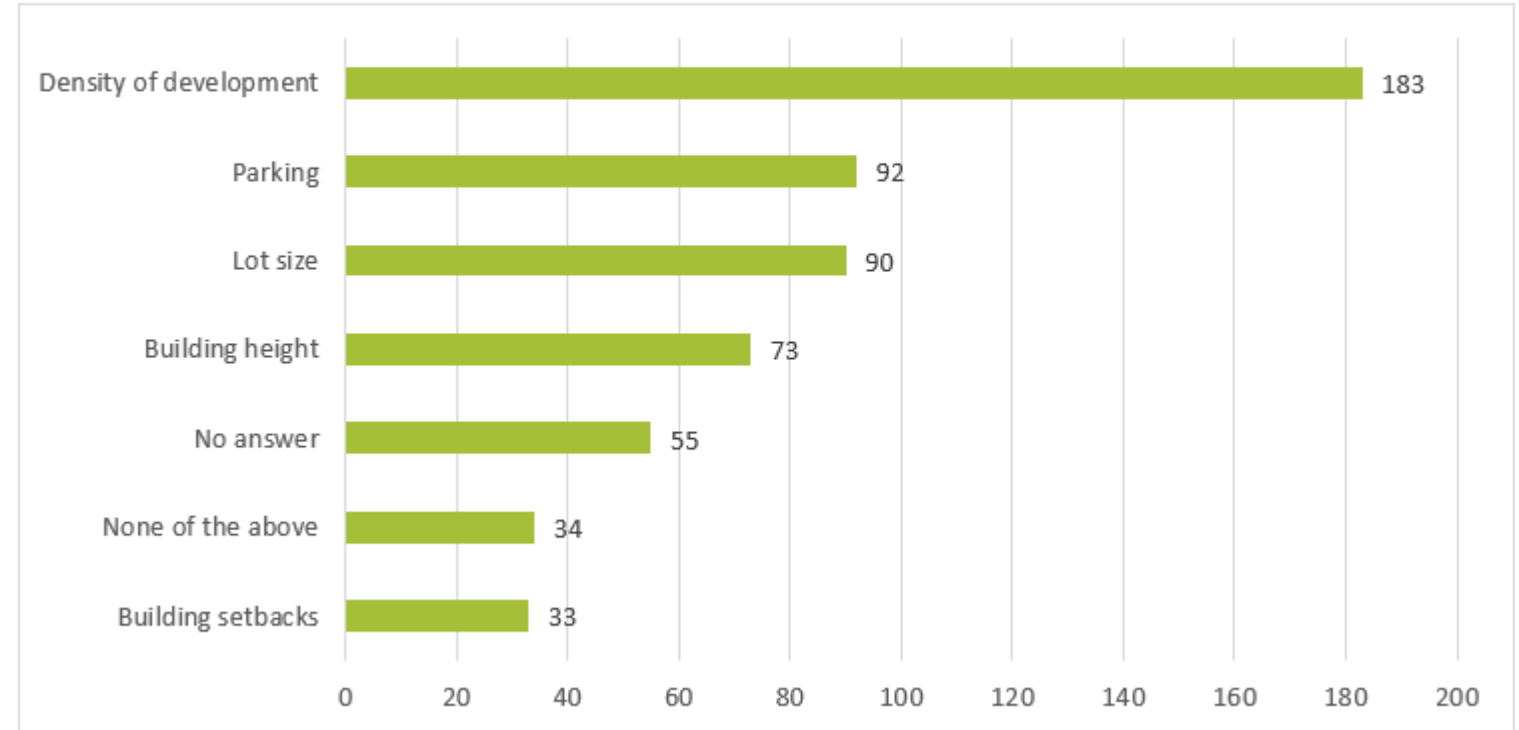
*The City has recently completed a housing analysis that shows a need for middle housing types over the next 20 years. How would you encourage more housing options in existing neighborhoods?*



- Revising development standards to make building a variety of housing easier and permitting a range of different housing types were the top choices

# KEY FINDINGS

*Thinking about siting requirements for new middle housing (the position, bulk, scale or form of a building as shown in the images above), what is most important to you?*

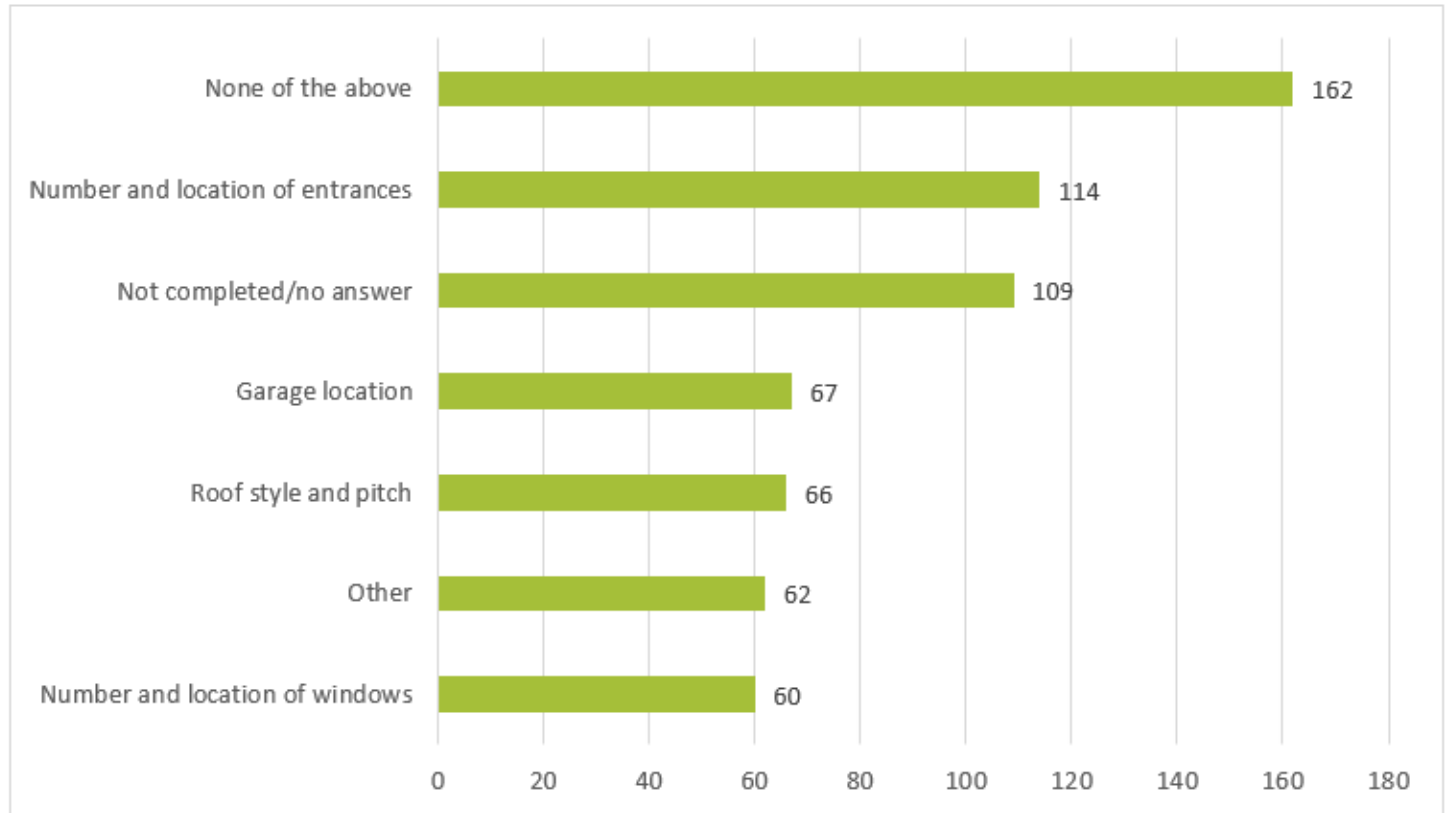


- The **density** of a development is the most important siting requirements to respondents.
  - 32% of respondents said that density of the development is the most important siting requirements (183 / 560)



# KEY FINDINGS

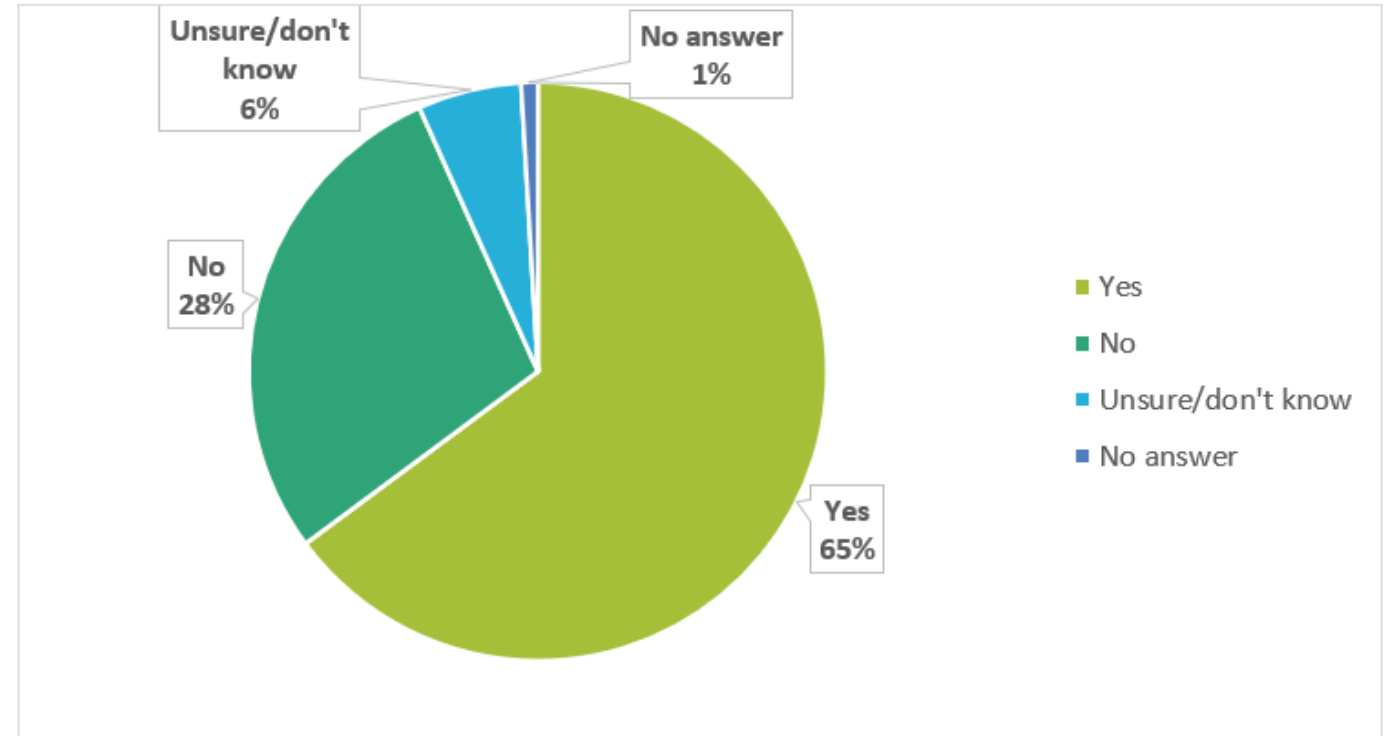
*Thinking about design requirements for new middle housing (the aesthetics or orientation of building features as shown in the images above), what is most important to you? (Choose one)*



- Respondents did not feel that any of the design requirements listed (entrances, orientation, façade elements) were most important to them.
  - But collectively about 48% of the 640 respondents said that either the number and location entrances and windows, or the garage location or roof style and pitch are design elements more important (307 / 640)

# KEY FINDINGS

*Would you support allowing smaller lot sizes for cottage clusters if it resulted in more affordable home ownership opportunities?*



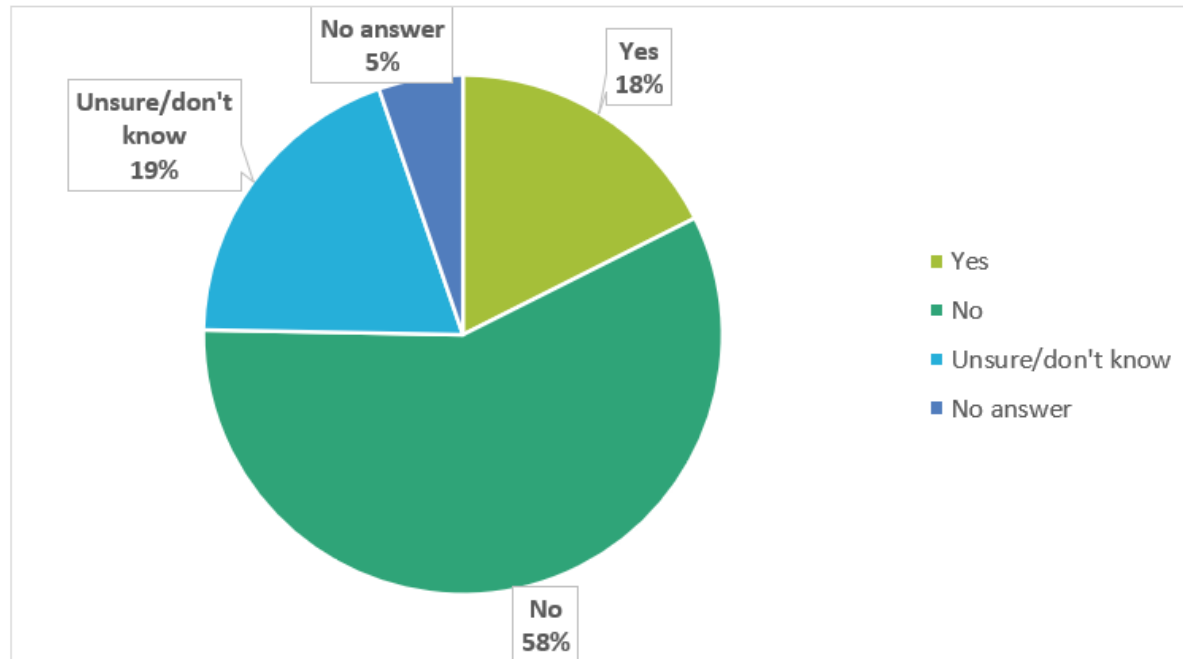
- 65% of respondents would support allowing smaller lot sizes for cottage clusters.

# KEY FINDINGS

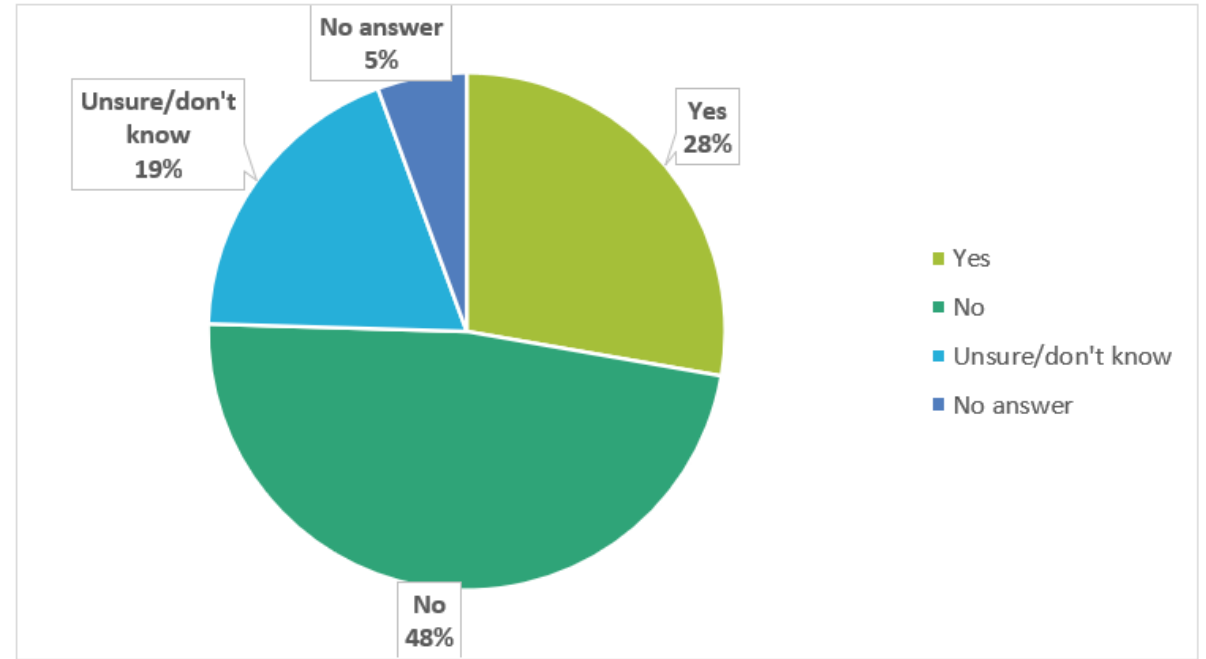
---

- Reducing the amount of required parking was not supported by survey respondents, even in areas where there is access to transit or services.

*Would you support the ability for on-street parking spaces to be used to meet off-street parking requirements if it helped encourage more housing options?*



*Would you support less required off-street parking in areas where it is easier to get around without a car (located near transit stops, services, etc.) if it helped encourage more housing options?*



# WRITTEN-IN RESPONSES

- Fees **"Lower permitting fees"**
  - *"Seek subsidized low-income housing, **reduce city development fees**"*
- Senior Housing
  - *"...lower system development charges so that smaller, one level houses can be built where seniors **can age in place.**"*
  - *"...I live in single-family home with four other single seniors. None of us can qualify for an apartment. What we would love is if we each **can afford a say 400 sf cottage that we could buy.**"*
  - *"I think there is room for some tasteful middle housing in all of our single-family neighborhoods as long as it doesn't change the feel significantly. We need more affordable **single level homes** in the city **for our seniors.**"*
- Parking!
  - *"Make sure that any additional housing...has **ample space for parking and traffic controls to keep livability of area intact.**"*





# CODE AMENDMENTS

---

# CODE AMENDMENTS

- Amendments are the minimum necessary to comply with HB2001
- Summary of changes:
  - DEFINITIONS: Middle Housing Types were added and the definitions for single-family and multi-family residences were clarified
  - RESIDENTIAL BASE ZONES: Middle housing types have been added to permitted and conditional uses following what the base zone permits for detached single family dwelling units
  - COMMERCIAL BASE ZONES: These are not required but were updated for consideration
  - PARKING: Standards were updated to reflect the required minimums in the OARs and allowances





# DISCUSSION QUESTIONS

---

# DISCUSSION QUESTIONS

- Should the City allow attached AND detached Duplexes, Triplexes and Quadplexes for more flexibility? Or the minimalist approach of only attached units?
- How should we address street improvements for middle housing?
- Should the City allow Cottage Clusters on individual lots or parcels that have a smaller minimum lot size?



# DISCUSSION QUESTIONS

- Should the City consider more flexible standards for middle housing types (increased lot coverage/FAR plus the setbacks/height you mention below)
- Should the City incentivize middle housing? Based on the menu of strategies to increase housing production presented with the HB2003 work, this can include:
  - Zoning Incentives for Affordable and Workforce Housing:
    - Incentives that center on providing a community benefit (affordable housing, land dedication for trails or parks, etc.)
    - System Development Charge Exemptions or Deferrals
    - Expedited Development Review
    - Reduce setback if more landscaping is provided?
    - Increase height if the second story is recessed back?

# DISCUSSION QUESTIONS

- Should the City consider expedited review for townhome/cottage cluster property divisions?
- Do you agree with the current recommendation of implementing the “blanket coverage” approach to allow all middle housing types on all lots that permit single-family detached residential?
  - This can be viewed as the equity option as all neighborhoods can contribute to meeting the demand for middle housing into the future.



# West Linn Middle Housing: Code Amendments

Project Advisory Committee Meeting  
05/13/2021

